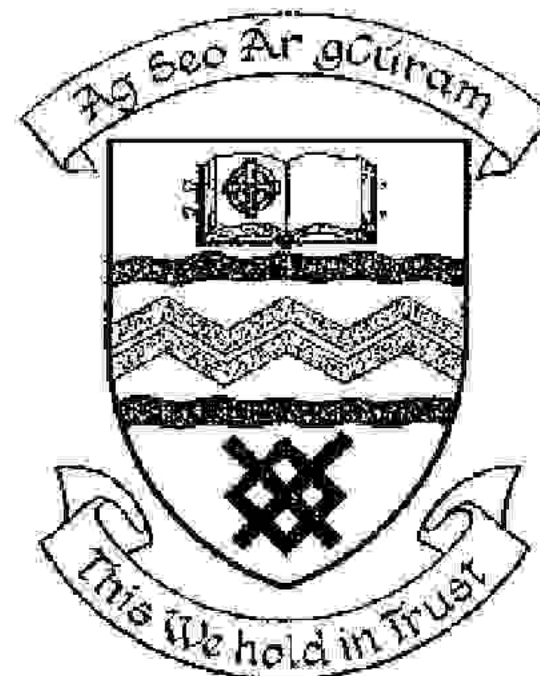


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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3433	Date of Decision 22/11/2001
Register Reference S01A/0631	Date 26/09/01

Applicant Pauline O'Hanlon,
Development New vehicular entrance and sub-division of existing site and
a new 115 sq. m. 4-bedroom house with dormer window.
Location 35 College Park, Terenure, Dublin 6W.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to REFUSE PERMISSION in respect of the above proposal.

for the (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

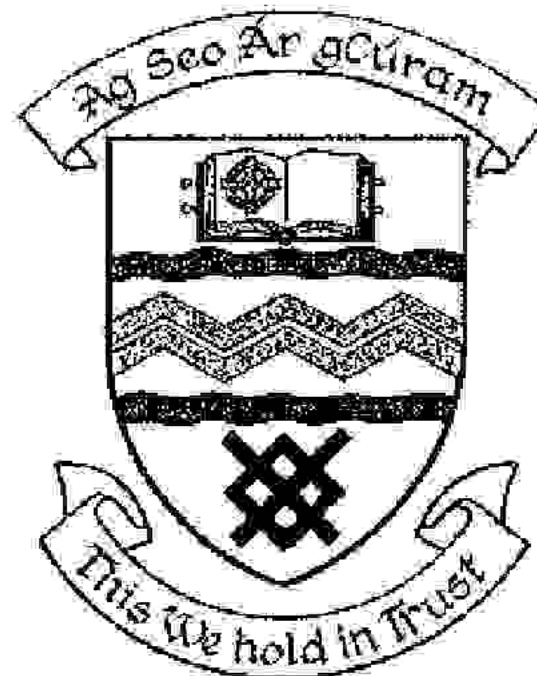

..... 22/11/01
for SENIOR ADMINISTRATIVE OFFICER

Duff Tisdall Ltd.,
The Malthouse,
537 North Circular Road,
Dublin 1.

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REG REF. S01A/0631

Reasons

- 1 It is considered that the proposed development would be visually obtrusive and would seriously conflict with the established pattern and character of development in the area due to its location abutting the public footpath and forward of the general building line of the houses to the rear. It would therefore be contrary to Zoning Objective A, 'to protect and or improve residential amenity', of the South Dublin County Development Plan 1998, and would be contrary to the proper planning and development of the area.
- 2 The proposed development does not provide a minimum separation distance of 2.3 metres between the side wall of the existing and proposed houses as required in accordance with section 3.4.19 of the South Dublin County Development Plan 1998.
- 3 The proposed development is located in close proximity to a 100mm diameter public watermain (approx. 1.5m). No buildings shall be erected within 5 metres of a public watermain or any watermain with the potential to be taken in charge. The proposed development is therefore prejudicial to public health, and contrary to the proper planning and development of the area.